

PLANNING COMMISSION MEETING

City of Gardner, Kansas
Council Chambers, City Hall
Monday April 26, 2021
7 p.m.

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order at 7:00 p.m. on Monday April 26, 2021, by Chairman Scott Boden.

PLEDGE OF ALLEGIANCE

Chairman Boden led the Pledge of Allegiance.

ROLL CALL

Commissioners present:

Chairman Boden

Commissioner Hansen

Commissioner Ham

Commissioner Meder

Commissioner McNeer

Commissioner Cooper

Commissioner Jueneman

Staff members present:

Robert Case, Principal Planner

David Knopick, Community Development Director

Melissa Krayca, Administrative Assistant

CONSENT AGENDA

1. Approval of the minutes as written for the meeting on March 22, 2021.

Motion made by Commissioner McNeer to approve the minutes, seconded by Commissioner Hansen.

Motion passed 7-0.

REGULAR AGENDA

1. Consider a final plat for 12 lots on 4.8 acres for Willow Chase VI.

APPLICANT PRESENTATION

Matt Mabe of Willow Chase Investments LLC introduced himself and briefly spoke about his 20 years building in the community and how he is looking forward to wrapping up the development.

STAFF PRESENTATION

Mr. Robert Case, Principal Planner, presented the information found in the staff report for Willow Chase VI which includes 12 lots for a duplex development, approximately 4.8 acres of land located at the northwest intersection of Moonlight Road and 183rd St. The property has never been platted and had been part of an annexation in 2001 and then rezoned to R-2 in 2003. The preliminary plat was approved in 2016 with 4 deviations as follows:

1. Increased building coverage for the 1.5-story duplex plan = less than 33% maximum building coverage.
2. Deviation from the building design standards for garage limits for all three duplex plans. The proposed alternative “equal or better” standard includes enhanced garage doors and additional front landscaping as provided in the adjustment plans.
3. Deviation from the building design standard for front-entry feature for the 1.5-story duplex plan. The proposed alternative “equal or better” standard includes an enhanced side entry and additional front and side landscaping as shown in the adjustment plans.
4. Increased hardscape in the frontage area for all three duplex plans – less than 44% maximum allocation of hardscape within the frontage area.

Mr. Case stated that the staff found the final plat to be in substantial compliance with the preliminary plat and the Land Development Code and consistent with established goals and policies of the City. There were no deviations requested with this plat and the excise tax will be levied. The staff recommends approval of the final plat for Willow Chase VI with conditions outlined in the recommended motion.

COMMISSION DISCUSSION

Commissioner Hansen inquired why there would not be access from 183rd St.

Mr. Case stated that it had not been required by Public Works and additionally if Hemlock St had been extended it would be too close to the intersection of Moonlight and 183rd.

Motion made after review of application number FP-21-03, a final plat for Willow Chase VI, located at the northwest corner of Moonlight Road and 183rd Street, Parcel ID CF221425-4002, based on review of a staff report dated April 26, 2021 and a final plat dated March 1, 2021, the Planning Commission approves the application with the following conditions:

1. **Prior to the recording of the final plat, excise tax shall be paid to the City;**
2. **The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording;**
3. **Constructing of a 10' wide trail on the north side of 183rd Street and a 5' wide sidewalk along the west side of Moonlight Road;**
4. **Provide a revised street tree plan to include trees along Moonlight Road and 183rd Street;**
5. **Providing a note on the plat that describes the use and maintenance of Tract “A”;**
and
6. **Labeling the cul-de-sac name.**

And recommends the Governing Body accept dedication of right-of-way and easements.

DISCUSSION ITEMS

Mr. Knopick, Community Development Director addressed the annual elections that were approaching and that Commissioners' Ham and McNeer expressed willingness to be reappointed. Bond council has notified Mr. Knopick that expansion of the Market TIF will come before Planning Commission. He asked that any summer scheduling conflict be provided in advance of meetings in order to work with applicants accordingly. Two new planning commission members Stacy Cooper and Austin Jueneman introduced themselves.

ADJOURNMENT

Motion to adjourn made by McNeer and seconded by Meder.

Motion passed 7-0.

Meeting adjourned at 7:15 p.m.